

120.0

0013

0002.F

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

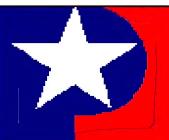
806,400 / 806,400

USE VALUE:

806,400 / 806,400

ASSESSED:

806,400 / 806,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		WINCHESTER RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SOMPURAM SESH	
Owner 2: RAJA SANDHYA	
Owner 3:	

Street 1: 148 WINCHESTER ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y
	Type:

## PREVIOUS OWNER

Owner 1: SINGH AVTAR -	
Owner 2: -	

Street 1: 148 WINCHESTER ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

## NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1984, having primarily Vinyl Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	
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## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6162		Sq. Ft.	Site		0	70.	0.98	5									423,403						423,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6162.000	383,000		423,400	806,400		136631
							GIS Ref
							GIS Ref
							Insp Date
							11/01/18

1 of 1  
CARD  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:806,400 / 806,400  
806,400 / 806,400  
806,400 / 806,400

Entered Lot Size	Total Land:

Land Unit Type:

19330!

PRINT  
Date 12/30/21  
Time 08:53:01LAST REV  
Date 09/03/19  
Time 11:03:06apro  
9330ASR Map  
Fact Dist  
Reval DistYear  
LandReason  
BldReasonCivilDistrict  
Ratio:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	383,000	0	6,162.	423,400	806,400		Year end	12/23/2021
2021	101	FV	372,300	0	6,162.	423,400	795,700		Year End Roll	12/10/2020
2020	101	FV	372,300	0	6,162.	423,400	795,700	795,700	Year End Roll	12/18/2019
2019	101	FV	284,600	0	6,162.	429,500	714,100	714,100	Year End Roll	1/3/2019
2018	101	FV	284,600	0	6,162.	320,600	605,200	605,200	Year End Roll	12/20/2017
2017	101	FV	284,600	0	6,162.	290,300	574,900	574,900	Year End Roll	1/3/2017
2016	101	FV	284,600	0	6,162.	278,200	562,800	562,800	Year End	1/4/2016
2015	101	FV	278,500	0	6,162.	235,900	514,400	514,400	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SINGH AVTAR	1288-142		8/3/2004	Family	290,000	No	No		
SINGH AVTAR & S	1228-178		10/20/2000	Family		1	No	No	4
	1041-60		2/1/1988		253,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/1/2018		Info At Door						BS
1/10/2009		Meas/Inspect						372
10/24/2004		MLS						MM
4/26/2000		Inspected						264
2/15/2000		Measured						268

## ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Info At Door	BS	Barbara S
1/10/2009	Meas/Inspect	372	PATRIOT
10/24/2004	MLS	MM	Mary M
4/26/2000	Inspected	264	PATRIOT
2/15/2000	Measured	268	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 05 - Garrison	2	Rating: Very Good						PDAS.													
Sty Ht: 2 - 2 Story		A Bath:	Rating:																		
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																		
Foundation: 1 - Concrete		A 3QBth:	Rating:																		
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																		
Prime Wall: 4 - Vinyl		A HBth:	Rating:																		
Sec Wall: 8 - Brick Veneer	12%	OthrFix:	Rating:																		
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Fair			1st Res Grid	Desc: Line 1	# Units 1													
Color: WHITE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:		Fpl: 1	Rating: Average			Other															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper															
Grade: C - Average		<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1984	Eff Yr Blt:	Location:				Lvl 1															
Alt LUC:	Alt %:	Total Units:				Lower															
Jurisdict:	Fact: .	Floor:				Totals	RMs: 6	BRs: 3	Baths: 2	HB 1											
Const Mod:		% Own:																			
Lump Sum Adj:		Name:																			
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD		Phys Cond: AG - Avg-Good	18. %	Exterior:		No Unit	RMS	BRS	FL												
Prim Int Wal 1 - Drywall		Functional:	%	Interior:		1	6	3	M												
Sec Int Wall:	%	Economic:	%	Additions:																	
Partition: T - Typical		Special:	%	Kitchen:																	
Prim Floors: 4 - Carpet		Override:	%	Baths:																	
Sec Floors:	%	Total:	18.2 %	Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar: 1				General:																	
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 1 - Oil																					
Heat Type: 3 - Forced H/W																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:		Year:	Color:												
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 120.0-0013-0002.F										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:																				
	Total Special Features:																				
	Total:																				